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ABSTRACT

The California Postsecondary Education Commission's (CPEC) analysis of the Sonoma County Junior College District's (SCJCD) proposal to establish a permanent off-campus center in the city of Petaluma is presented in this report. Part I provides background to the proposal, indicating that the SCJCD has operated a temporary center in relocatable structures on the Sonoma County Fairgrounds since 1979, but purchased a 40-acre site for a permanent facility in 1986. Part II analyzes the proposal in terms of the following issues: (1) adequate enrollment projections; (2) alternatives, such as the expansion of existing campuses or off-campus centers or the use of leased or donated space; (3) consultation with adjacent institutions to avoid duplication of programs or reduction in enrollments; (4) academic planning and community support; (5) reasonable commuting time; (6) physical, social, and demographic characteristics of the proposed location; and (7) access for the disadvantaged. Part III offers conclusions and recommendations in support of the permananent facility. Appendixes include CPEC guidelines and procedures for the review of new campuses and off-campus centers; an environmental impact report, covering land use, traffic and transportation, visual quality, hazardous materials, public services, cultural resources, soils, hydrology, and other possible effects; and several letters in support of the facility. (MDB)

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PROPOSED CONSTRUCTION OF THE PETALUMA CENTER OF SANTA ROSA JUNIOR COLLEGE

A Report to the Governor and Legislature in Response to a Request for Capital Funds for a Permanent Off-Campus Center in Southern Sonoma County

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CALIFORNIA POSTSECONDARY EDUCATION COMMISSION

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EXECUTIVE SUMMARY

This report contains the Commission's analysis of the Sonoma County Junior College District's proposal to establish a permanent facility in the city of Petaluma. The district has operated a temporary center in relocatable structures on the Sonoma County Fairgrounds since 1979, but it purchased a 40-acre site on Ely Road for a permanent facility in 1986, and now seeks the Commission's approval under Education Code Section 66904 in order to become eligible for State capital outlay funding.

On page 16 of the report, the Commission recommends that:

1. The temporary Petaluma Center, currently in operation at the Sonoma County Fairgrounds, be replaced with a permanent facility on the Ely Road site currently owned by the Sonoma County Junior College District.

2. The Sonoma County Junior College District become eligible for capital outlay funding for the permanent Petaluma Center as of the 1989-90 fiscal year.

3. The Sonoma County Junior College District request the Population Research Unit of the Department of Finance to update their 1985 enrollment projection for the Petaluma Center based on the most recent population and enrollment data for Sonoma County and the Petaluma Center, respectively.

4. The Sonoma County Junior College District not offer classes at the permanent Petaluma Center on Ely Road prior to the Fall of 1992.

5. A Liaison Committee consisting of representatives from the Sonoma County Junior College District and the Marin Community College District be created, and meet at times convenient to its members, for the following purposes:

a. To discuss and agree on procedures through which officials of each district may make recruiting contacts in neighboring districts;

b. To eliminate unnecessary program duplication between districts, and to improve articulation wherever possible;

c. To agree on enrollment levels at the new Petaluma Center and at Indian Valley College, and to assure that neither facility will adversely affect the economy of operation of the other. In establishing enrollment levels at the new Petaluma Center, the revised Department of Finance projections shall be considered fully.

6. If agreement cannot be reached on the above subjects, staff from the Chancellor's Office of the California Community Colleges shall endeavor to mediate any unresolved issues. Staff from the California Postsecondary Education Commission shall assist in such mediation if requested to do so by the Chancellor's Office.

The Commission adopted this report at its meeting on May 2, 1988, on recommendation of its Policy Development Committee. Additional copies of the report may be obtained from the Library of the Commission at (916)322-8031. Questions about the substance of the report may be directed to William L. Storey of the Commission staff at (916)322-8018.

COMMISSION REPORT 8-25
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1 *Background to the Proposal*

SECTION 66903(5) of the *Education Code* provides that the California Postsecondary Education Commission "shall advise the Legislature and the Governor regarding the need for and location of new institutions and campuses of public higher education." Section 66904 provides further that:

> It is further the intent of the Legislature that California Community Colleges shall not receive state funds for acquisition of sites or construction of new institutions, branches, or off-campus centers unless recommended by the commission. Acquisition or construction of non-state-funded community college institutions, branches, and off-campus centers, and proposals for acquisition or construction shall be reported to and may be reviewed and commented upon by the commission.

Pursuant to that legislation, the Commission developed a series of guidelines and procedures for review of campus and center proposals in 1975 and revised them in 1978 and 1982 (Appendix A). Using these guidelines, which contain ten criteria under which Community College off-campus center proposals are to be evaluated, the Commission has evaluated the proposal of the Sonoma County Junior College District and the Board of Governors of the California Community Colleges for a permanent off-campus center of Santa Rosa Junior College in the City of Petaluma in southern Sonoma County.

History of the proposal

The Sonoma County Junior College District, which covers all of Sonoma County and a portion of southwest Mendocino County, has operated one Community College, Santa Rosa Junior College, since 1918. In 1964, the district began offering classes in the Petaluma area, and in 1974, established a temporary center in leased space with 220 students enrolled in 25 courses, all in general education. In 1978, noncompliance with Field Act standards regarding seismic safety forced a temporary move to the Petaluma Presbyterian Church for day classes and Petaluma Junior High and High Schools for evening courses. In 1979, the center moved to its present facility on the Sonoma County fairgrounds and currently operates in relocatable buildings, as well as in several public schools in the immediate area. As of the Fall 1986 term, it served a total of 1,425 headcount students enrolled in: (1) general education courses for the associate degree; (2) courses designed for transfer to four-year institutions; and (3) a variety of occupational courses including data processing, management, office technology, agriculture, health care, and real estate.

At approximately the time the existing center moved to the fairgrounds, the Sonoma County District Board of Trustees established a site selection committee for the purpose of locating a permanent site for the Petaluma Center. For the next three years, the committee analyzed population trends, educational needs, and various possibilities for meeting those needs, ultimately submitting its report to the Board on June 14, 1982. Included within that study were considerations of various alternatives, including accommodation of growth at Sonoma State University, expanding evening programs, increasing the size and number of off-campus locations, and entering into a joint venture with Indian Valley College in the Marin Community College District. For reasons discussed in Chapter Two, all of these alternatives were rejected in favor of a replacement facility for the temporary operation at the fairgrounds. Accordingly, the Board of Trustees appropriated $600,000 for the purchase of a permanent site, and the search began for an appropriate location. This amount was raised to $1.2 million the following year.

On May 14, 1984, the Santa Rosa Junior College administration presented a needs assessment that again recommended replacing the temporary center. Also during this time, and for several years previous to it, the site selection committee continued its work, examining over 50 possible sites for the center. It ultimately recommended that the 40-acre BEP Ranch site on Ely Road in northeast Petaluma be pur-

chased, and on September 1, 1985, that purchase was authorized at a cost of $800,000. The actual purchase was completed on September 1, 1986.

Following acquisition of the property, the City of Petaluma conducted an initial survey of the site to determine if the project would have any significant environmental impacts. This survey was completed on October 25, 1985, and led to the recommendation that a full environmental impact report be performed that would meet the requirements of the California Environmental Quality Act and other State guidelines. That report was submitted in draft form in June 1987, and was approved in final form on December 7, 1987, by the City of Petaluma. The executive summary is contained in Appendix B.

The Sonoma County District was well aware that further approvals needed to be secured from both the Board of Governors of the California Community Colleges and the California Postsecondary Education Commission. Accordingly, discussions with the Chancellor's Office ensued, but that office adopted the position that the center had already been approved as of the time it opened for classes at the Fairgrounds in 1979. A letter dated April 3, 1979, from then Chancellor Craig to Sonoma County Junior College District Superintendent/President Roy G. Mikalson was referenced in that decision (Appendix C). The Chancellor's Office indicated further, however, that any requests for State capital outlay funding would have to follow normal review procedures in competition with all other district requests, and that approval of the Petaluma operation as an "educational center" pursuant to the Board of Governor's Title 5 guidelines did not imply prior approval of capital outlay funding.

The district contacted Commission staff on May 14, 1986, regarding the Commission's review of the proposal. On July 8, Commission and Chancellor's Office staff visited the site and discussed the contents of the needs study developed by the district the previous month. Displays 1, 2, and 3 on the next three pages show the location of the proposed center. At the time, district officials indicated that they desired the Commission's opinion in time for State funding for the 1989-90 budget cycle, a time schedule that necessitated a Commission decision by the Fall of 1988. Although subsequently altered, that schedule was confirmed by a September 9, 1986, letter from then Chancellor Joshua Smith (Appendix D).

On July 11, the district wrote to Commission staff requesting the "Commission's opinion as to the appropriateness of the 40-acre parcel (BEP Ranch property) as a community college educational center" (Appendix E). Such a request was unique in the experience of either the Coordinating Council for Higher Education or the Postsecondary Education Commission since neither had ever been asked for an informal opinion concerning "appropriateness" prior to the formal submission of a request for State funds for site acquisition or construction. In this case, State funds were expected to become involved only for building construction, the district having sufficient reserves to complete the site purchase from within its own resources. On August 12, 1986, staff responded by indicating that, although no commitment to State funding could be offered without Commission approval, that:

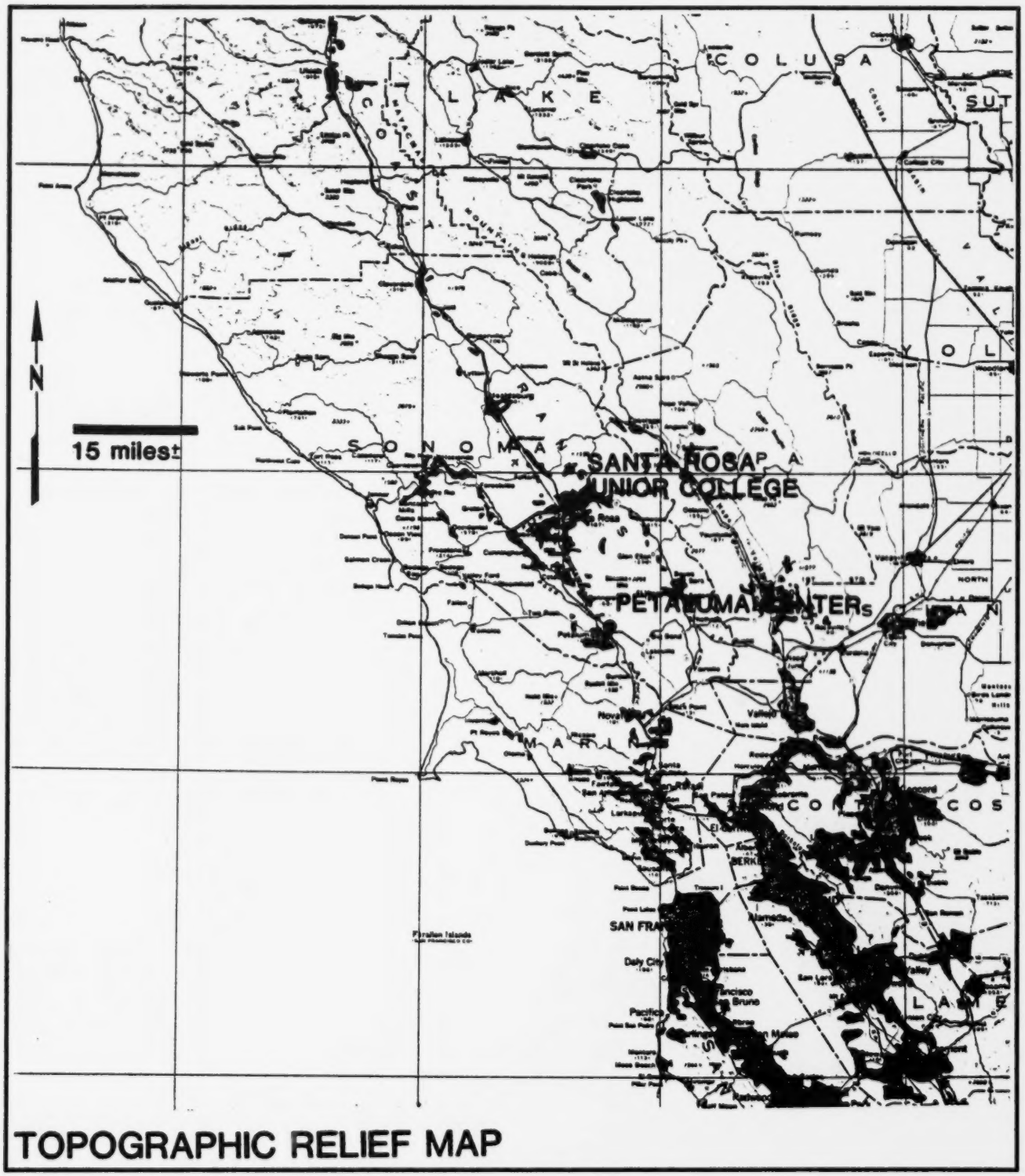
> (the district's) plan was appropriate and reasonable. This is not to say, of course, that future circumstances might not prompt the Commission to deny a request for State funds for construction. At present, however, I can see no insurmountable obstacles to your plans or "fatal flaws" in your documentation (Appendix F).

The district purchased the property the following month.

For the remainder of 1986 and all of 1987, the district continued its planning and refined its needs study, all in anticipation of Commission action in 1988. It also submitted a "Project Planning Guide" to the Chancellor's Office on February 1, 1988, that indicated a need for $3.9 million in site development funds and $8.8 million in construction for two buildings. In addition, lengthy discussions with the Population Research Unit of the Department of Finance were conducted in order to produce a viable enrollment projection for the proposed center.

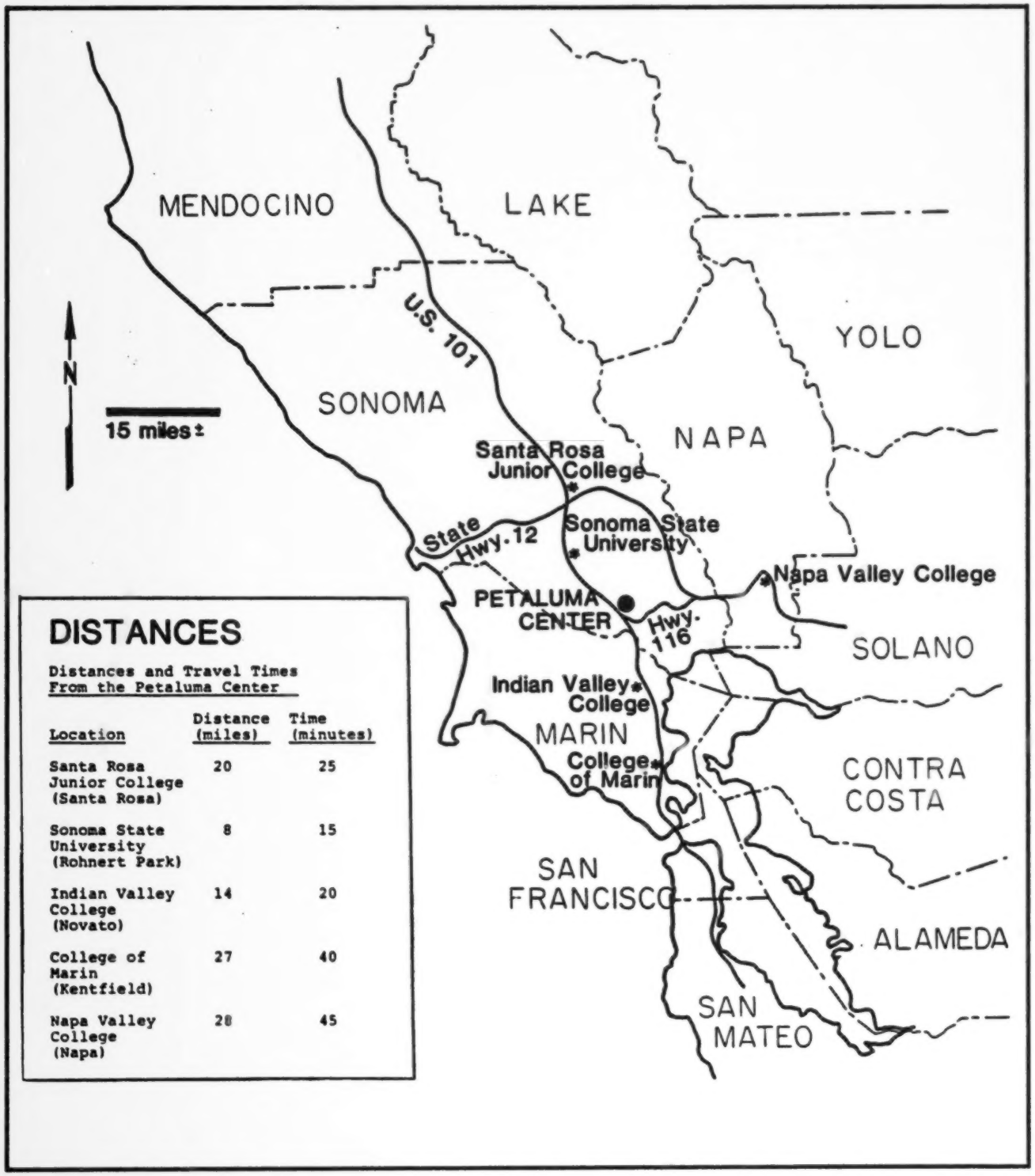
Chapter Two of this report contains the Commissiuon's analysis of those efforts, according to the criteria contained in its *Guidelines and Procedures*. In Chapter Three, the Commission offers its conclusions and recommendations on the proposal.

DISPLAY 1 *Topographic Map of Sonoma County and Surrounding Area, with Locations of Santa Rosa Junior College and the Petaluma Center*



Source: Sonoma County Junior College District.

DISPLAY 2 *Map of Sonoma County and Surrounding Area, Showing Highway System and the Locations of Higher Education Institutions*



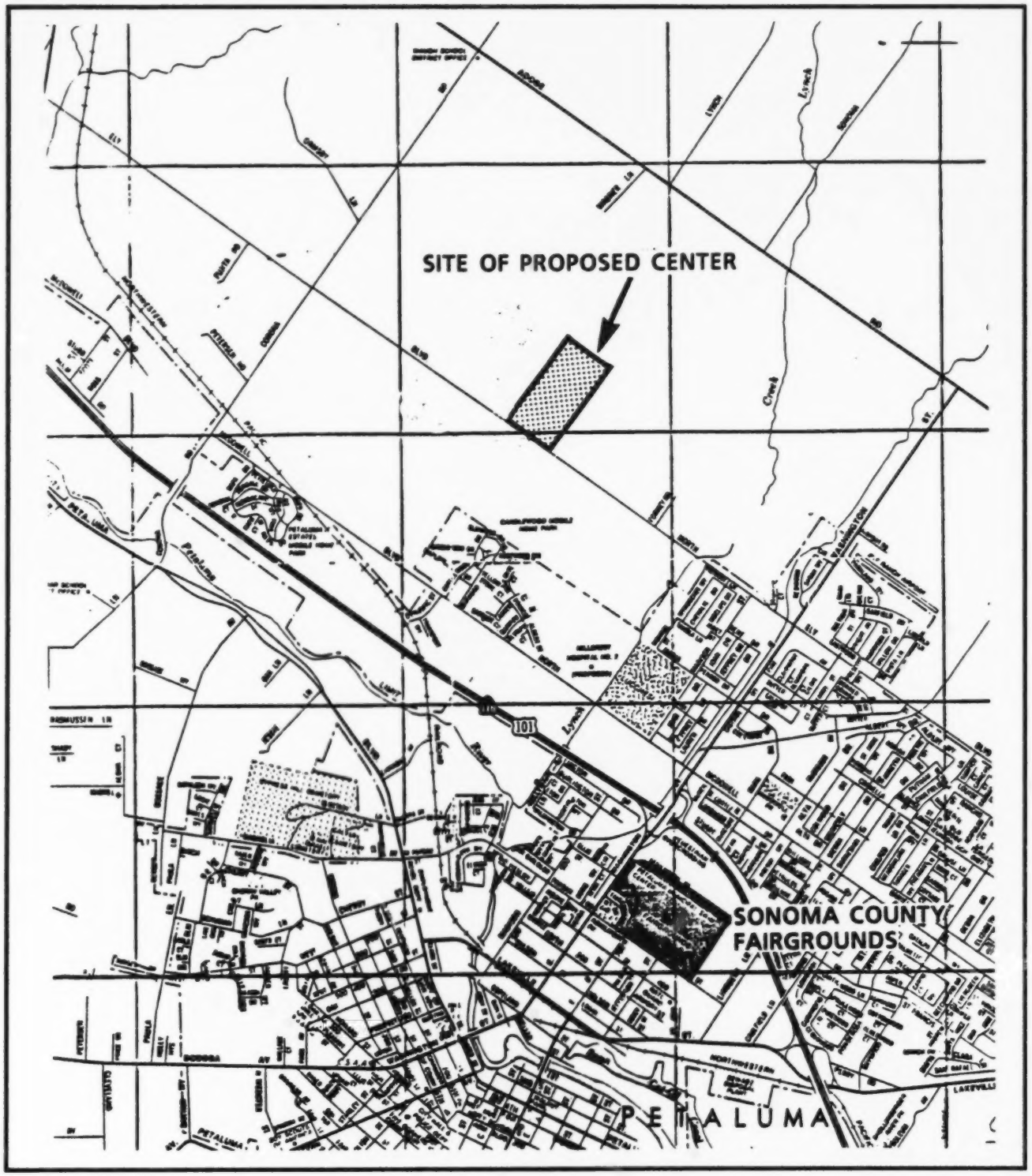
DISTANCES

Distances and Travel Times From the Petaluma Center

Location	Distance (miles)	Time (minutes)
Santa Rosa Junior College (Santa Rosa)	20	25
Sonoma State University (Rohnert Park)	8	15
Indian Valley College (Novato)	14	20
College of Marin (Kentfield)	27	40
Napa Valley College (Napa)	28	45

Source: Sonoma County Junior College District.

DISPLAY 3 *Map of Northeast Petaluma, with Location of the Proposed Petaluma Center Site and the Sonoma County Fairgrounds*



Source: Sonoma County Junior College District.

2 *Analysis of the Proposal*

As noted in Chapter One, the Commission adopted its *Guidelines and Procedures for the Review of New Campuses and Off-Campus Centers* in 1975 and revised them in 1978 and 1982. These guidelines include criteria that, collectively, constitute a test of any new campus's or center's overall viability for a foreseeable future that usually extends for five to ten years. The criteria are concerned with a number of subjects, including population and enrollment projections, a cost-benefit analysis of alternatives, consultation with adjacent institutions, program duplication, commuting patterns, and service to the disadvantaged.

In this chapter, the Commission discusses the Sonoma County Junior College District's proposal to establish the Petaluma Center as a permanent operation in district-owned facilities within the context of the ten criteria that apply generally to community college off-campus operations.

Adequate enrollment projections

1. *Enrollment projections should be sufficient to justify the establishment of the new off-campus center. Five-year projections must be provided for the proposed center, with enrollments indicated to be sufficient to justify its establishment. For the Community Colleges, five-year projections of all district campuses, and of any other campuses within ten miles of the proposed center, regardless of district, must be provided. When State funds are requested for an existing center, all previous enrollment experience must also be provided. Department of Finance enrollment estimates must be included in any needs study.*

As of the 1980 Census, Sonoma County had a population of 301,310 people. Between that year and the turn of the century, the Department of Finance estimates that the county will add 127,743 people, most of them in the county's southern tier south of Santa Rosa and in the vicinity of Petaluma. The Association of Bay Area Governments (ABAG) estimates Petaluma's population to increase by 20,041 between 1980 and 2000, and that the southern half of the county will show a total growth during those years of almost 70,000 people or about 55 percent of the county total excluding Santa Rosa and the northern and coastal areas.

This growth is reflected in the Department of Finance's October districtwide enrollment projection for 1987 through 1996 and in the special projection for the Petaluma Center, shown in Displays 4 and 5.

Display 4 on page 8 shows districtwide growth projected without construction of the permanent off-campus center in Petaluma, since a major expansion of the existing center could not be assumed prior to State approval and funding. It indicates modest growth at Santa Rosa Junior College through 1996 of about 3,240 headcount students. In viewing this projection, it is reasonable to assume that the districtwide enrollment projection is very close to the projection for Santa Rosa Junior College, since that is the district's only full-service campus.

The special projection shown in Display 5 on page 8 was completed on January 31, 1986, in anticipation of the center's opening in the Fall of 1990. It shows that enrollment is expected to more than double in the first year in the new facility, and while that assumption continues to be operative, it is now likely that various delays will push the opening date back to Fall 1991 or Fall 1992. Nevertheless, it is reasonable to presume that the opening enrollment of 3,387 headcount students projected for 1990 will not be appreciably different in 1992, and that even if there is a variance, there is no serious question that the center will be of sufficient size to justify its establishment, as required by this criterion.

The final element of Criterion One states that "five-year projections of any other campuses within ten miles of the proposed center, regardless of district, must be provided." Such a projection is not required in this case since the nearest campus to the Petaluma Center is Indian Valley College, which is 14 miles away. Other nearby colleges include the College of Marin in Kentfield, which is 27 miles distant,

DISPLAY 4 *Fall Enrollment Projections for the Sonoma County Junior College District, 1987 to 1996*

Year	Day Credit	Evening Credit	Non-Credit	Total
1987	12,290	9,810	2,740	24,840
1988	12,650	10,070	2,820	25,540
1989	12,990	10,330	2,900	26,220
1990	12,950	10,230	2,970	26,450
1991	12,740	10,670	3,040	26,450
1992	12,760	10,830	3,090	26,680
1993	12,880	11,000	3,150	27,030
1994	12,950	11,180	3,210	27,340
1995	13,070	11,370	3,270	27,710
1996	13,210	11,540	3,330	28,080

Source: Department of Finance, Population Research Unit, October 1, 1987.

DISPLAY 5 *Actual, Estimated, and Projected Fall Enrollment Projection for the Petaluma Center, Sonoma County Junior College District, 1983 to 1994*

	Year	Day Credit	Evening Credit	Non-Credit	Total
Actual	1983	684	741	0	1,405
	1984	699	757	0	1,275
Estimated	1985	718	779	0	1,415
Projected	1986	684	741	0	1,425
	1987	699	757	0	1,456
	1988	718	779	0	1,497
	1989	741	802	0	1,543
	1990	1,626	1,761	0	3,387
	1991	1,815	1,966	0	3,781
	1992	2,032	2,158	0	4,190
	1993	2,261	2,354	0	4,616
	1994	2,478	2,579	0	5,057

Source: Department of Finance, Population Research Unit, January 31, 1986.

and Napa Valley College, which is 28 miles to the southeast. Santa Rosa Junior College lies 20 miles to the north.

Consideration of alternatives

2. *The segment proposing an off-campus center must submit a comprehensive cost/benefit analysis of all alternatives to establishing the center. This analysis must include: (1) the expansion of existing campuses; (2) the expansion of existing off-campus centers in the area; (3) the increased utilization of existing campus and off-campus centers; and (4) the possibility of using leased or donated space in instances where the center is to be located in facilities proposed to be owned by the campus.*

The Sonoma County District has been considering various alternatives to replacing the temporary center with a permanent facility on district-owned land since 1979. Included among them were considerations of accommodation by Sonoma State University, located about eight miles to the north; increasing evening programs in the Petaluma area; increasing the number of small off-campus centers; entering into a joint venture with Indian Valley College; increasing the size of the existing center on the Sonoma County Fairgrounds; seeking available surplus school sites; and accommodating enrollment growth at Santa Rosa Junior College.

The Sonoma State University option was rejected for several reasons. First, redirection of community college enrollment to State University campuses has never been considered a fully satisfactory solution, in part because community colleges offer curricula, particularly in the vocational and certificate areas, that State University campuses do not provide. In addition, fees at State University campuses are far higher than at the community colleges, with the result that some students who could attend a community college campus or off-campus center would be precluded from enrolling if Sonoma State University were the only alternative.

There are several difficulties with the idea of increasing evening programs at local junior and senior high schools. First, it is a solution that precludes day attendance and therefore fails to offer service to about half the existing center's enrollment. Second, there is insufficient classroom space available for the number of students projected by both the District and the Department of Finance to be in attendance. Third, it would be virtually impossible to continue programs in electronics, data processing, and office technology due to equipment shortages in the elementary and secondary schools.

Increasing the number of small off-campus centers effectively prevents many students from pursuing an integrated program leading to either a certificate or associate degree, since scattered locations inevitably produce logistical problems when students attempt to take courses offered at facilities separated by several miles. Maintenance of numerous centers also makes planning difficult, since such facilities must be rented or leased, with almost constant turnover from year to year. Such circumstances create instability that is harmful to the integrity of any educational program, and ultimately have the effect of restricting access to students who would otherwise desire to attend classes and pursue programs.

A possible joint venture with Indian Valley College in the Marin Community College District to the south was also rejected, in part because it is 14 miles distant, and therefore impractical for students who need to attend classes immediately after leaving their places of employment, but also because that college does not maintain the vocational and specialized laboratories needed for occupational majors.

The final alternative was to remain at the fairgrounds and continue to expand into relocatable classroom buildings. There were some obvious defects in this possibility. First, the county desires to expand utilization of the fairgrounds for public events and community service, and an expansion of the center sufficient to accommodate projected enrollments would seriously inhibit those plans. Second, it would be impossible to control aesthetic development with leased space and the continued reliance on temporary structures. Third, should continued population growth require the center to evolve into the district's second campus, there would be no room for playing fields and other facilities normally found on a community college campus.*

* The Sonoma County District currently has no plans to convert the center to a campus, only to ensure that such an expansion could occur at some future time should circumstances warrant such a change. If the district proposes a future conversion, it would, of course, have to receive a subsequent approval from the Board of Governors and the Postsecondary Education Commission.

For all of these reasons, the Sonoma District's Board of Trustees determined that continued reliance on leasing space at the Sonoma County Fairgrounds was a poor choice compared to purchasing a site and constructing permanent buildings. The Board accordingly made the decision to purchase a site and construct permanent facilities in 1982, but rejected the first report of the site selection advisory committee that presented three possible sites in June 1982. A subsequent report provided a summary of the strengths and weaknesses of five additional sites, the BEP Ranch property among them. In evaluating these proposals, the Trustees approved a number of criteria under which proposed sites would be evaluated, including reasonable cost, a minimum size of 35 acres, a location near Highway 101 to facilitate access, and the availability of utilities.

Following consideration of five sites proposed in a December 1984 report of the site selection committee, the BEP Ranch site was selected as the one that most adequately addressed the criteria. It consists of 40 acres, is within one mile of Highway 101, was obtainable for the lowest cost of any of the five sites proposed ($800,000), was gently sloping, thus facilitating both construction and drainage, and had adequate access to utilities. As noted earlier, the purchase was completed in September 1986.

Consultation with adjacent institutions

3. *Other public segments and adjacent institutions, public or private, must be consulted during the planning process for the new off-campus center.*

5. *The proposed off-campus center must not lead to an unnecessary duplication of programs at neighboring campuses or off-campus centers, regardless of segment or district boundaries.*

7. *The location of a Community College off-campus center should not cause reductions in existing or projected enrollments in adjacent Community Colleges, regardless of district, to a level that would damage their economy of operation, or create excess enrollment capacity, at these institutions.*

Institutions adjacent to the proposed center include Sonoma State University, the Indian Valley Center, Marin Community College, and Napa Valley College. The distances from these institutions to the center are shown in Display 2 and range from eight to 28 miles.

David W. Benson, President of Sonoma State University, indicated in a letter to the Commission dated October 26, 1987, that "the Petaluma Center will provide additional access to college level education for students living in the region of Petaluma. I regard that as a positive influence since the college-going rate of students graduating from high schools in Sonoma County is still below the State's average rate." He added that "the overall effect on our University will be positive since the transfers should increase very quickly" (Appendix G).

Dr. William Fedderson, Superintendent/President of the Napa Community College District, stated that "the planned Petaluma Center of the Sonoma County Community College District will not negatively impact on the enrollment of the Napa Valley Community College District." This response was as expected, since the distance and driving time between this college and the proposed center (28 miles and approximately 45 minutes driving time) are sufficiently great that few Napa County residents are likely to attend classes in Petaluma.

Dr. Myrna Miller of the Marin District was not concerned about the Petaluma Center adversely affecting Marin Community College in Kentfield, but questioned the center's possible impact on the Indian Valley Center in Novato. The latter, once the district's second campus, currently operates as a satellite center of the main campus, and has experienced major financial and enrollment difficulties over the past five years, as indicated by the enrollment history and projection shown in Display 6 on the next page. For various reasons, including structural deficiencies, it closed in 1985-86.

The most recent Department of Finance projection, as allocated to the individual colleges by the Marin District, indicates a stable enrollment of approximately 1,100 students in average daily attendance between 1987 and 1996 at the Indian Valley Center, but Dr. Miller nevertheless expressed concerns that a successful Petaluma Center in new facilities only 14 miles to the north could undermine Indian Valley's potential for growth and stability in the future. Given its uncertain history, she felt that the redirection of even a few hundred Marin County residents to Petaluma might erode Indian Valley's financial integrity.

DISPLAY 6 Weekly Student Contact Hours and Average Daily Attendance, Indian Valley College/ Center, Fall 1979 to Fall 1996

Year (Fall Term)	Weekly Student Contact Hours	Average Daily Attendance
Actual		
1978	27,748	1,850
1979	28,793	1,920
1980	30,824	2,055
1981	30,644	2,043
1982	28,137	1,876
1983	23,620	1,575
1984	17,796	1,186
1985	Closed	Closed
1986	15,919	1,061
Projected		
1987	17,168	1,145
1988	17,392	1,159
1989	17,408	1,161
1990	17,104	1,140
1991	17,056	1,137
1992	16,864	1,124
1993	16,960	1,313
1994	16,768	1.118
1995	16,304	1,087
1996	16,432	1,095

Source: Department of Finance, Population Research Unit, January 31, 1986; and Chancellor's Office, California Community Colleges, February 1988.

In an attempt to resolve this problem, the Sonoma District requested a meeting of the two superintendents, the Chancellor's Office, and Commission staff to see if a reasonable agreement could be reached that would permit the Petaluma Center to move to new facilities and assure the continued health of the Indian Valley Center. That meeting was held on March 25, 1988, and produced the agreement shown in Appendix I. In essence, it calls for a liaison committee between the two districts to negotiate enrollment levels, interdistrict contacts, and articulation procedures to avoid unnecessary program duplication. It has been agreed to by both district presidents.

Academic planning and community support

4. *Programs to be offered at the proposed center must meet the needs of the community in which the center is to be located. Strong local or regional interest in the proposed facility must be demonstrated.*

9. *The programs projected for the new off-campus center must be described and justified.*

The Sonoma County District proposes to offer programs in liberal arts, business management/supervision, accounting/bookkeeping, and business data processing. In addition, individual courses will also be provided in art, real estate, aeronautics, physical education, conversational foreign languages, prenursing instruction, remedial English, and child development, as well as guidance classes for re-entry adults and high school students. The proposed curriculum is shown in Display 7; it is virtually identical to the program currently offered in the leased facilities at the Sonoma County Fairgrounds.

In cases where a center is proposed for a previously unserved area, the requirement of "strong local or regional interest" is normally satisfied by the presentation of letters from various community officials and groups indicating that the introduction of educational services would be a welcome addition to the community. Typical examples of this included the creation of the Coachella Valley Center of California State University, San Bernardino in Palm Desert, and the San Dieguito Center of the MiraCosta Community College District in San Diego. Where a center has been in operation for a substantial period of time, however, evidence of support is often shown by steady enrollment growth and curricular expansion, and both are present in Petaluma. The existing leased center has a history dating back to 1974, and classes have been offered in the area since 1964. Further, enrollment has grown from a handful of students in the 1960s to almost 1,500 in the Fall 1987 term, and the center for some years has exhibited a diversified liberal arts and vocational curriculum. Such a record of success satisfies the requirements of community support.

DISPLAY 7 Proposed Curriculum at the Petaluma Center

Course Title	Course Description
Liberal Arts	
Anthropology	Physical and Cultural
Biology	Introductory/General
Economics	Introductory/General
English	Composition and Reading; Reading and Writing Development; Creative Writing
Geology	Introductory/General
German, Italian, Spanish	Conversational
History	United States History
Humanities	Introductory/General
Math	Beginning Algebra; Intermediate Algebra; Trigonometry; General Arithmetic
Music	Music History and Appreciation
Philosophy	Introductory/General; Critical Thinking; Contemporary Moral Issues; Comparative Religion
Psychology	Introductory/General; Child Psychology; Growth and Development; Death and Dying
Sociology	Social Problems and Deviance; Marriage and Family
Speech	Introductory/General; Communication Skills
Occupational Programs	
Business Administration/Accounting	Introductory/General; Financial Accounting; Managerial Accounting; Modern Business Law; Financial Planning; Bookkeeping; Computerized Bookkeeping
Data Processing	Computer Literacy; BASIC Programming; PASCAL Programming; Introduction to Microcomputer Usage; Lotus 1-2-3; dBase; PFS:1st Choice; Operating Systems
Business Office Technology	Typing (all levels); Electronic Calculator; Business Mathematics; Business English; Proofreading; Word Processing (all levels); Records Management; Office Job Techniques; Machine Transcription
Business Supervision/ Management	Fundamentals; Written Communications; Math; Starting a Small Business; Organizational Effectiveness; Oral Communications; Organizational Behavior

Source: Sonoma County Junior College District, Educational Master Plan Outline for the Petaluma Center.

Reasonable commuting time

8. *The proposed off-campus center must be located within a reasonable commuting time for the majority of residents to be served.*

The Ely Road site is located approximately two miles from the existing site, and slightly less than that from Highway 101. Current plans call for an access road (an extension of Ranier Avenue together with construction of a freeway interchange) to be built between the highway and Ely Road, thus reducing the surface distance from the highway to about one mile.

There are also plans to widen Ely Road to four lanes from the current two. In addition, considerable residential development is planned for the area immediately around the proposed center, and it is likely that many of those residents will attend classes. There is existing bus service to the site, with stops every 40

minutes between the hours of 7 a.m. and 6 p.m. Plans have been formulated to extend this service to 10 p.m. Given these circumstances and plans, it appears that the Sonoma County District has found a location and adopted plans that will adequately satisfy this criterion.

Physical, social, and demographic characteristics

10. *The characteristics (physical, social, demographic, etc.) of the location proposed for the new off-campus center must be included.*

As indicated earlier, Petaluma's population was estimated by the Association of Bay Area Governments (ABAG) to have stood at 41,400 in 1985, with growth to 61,000 anticipated by 2005, a 47.3 percent increase in 20 years. As in many California cities in the 1980s, the predominant occupations are in the retail and services sectors, although about a fourth of the work force is also involved in manufacturing and wholesale employment. Mean household income was estimated by ABAG to be $26,400, slightly above the county average of $24,800. Although there are no specific data on race or ethnicity, the area can be characterized as predominantly middle and upper-middle class white.

The physical characteristics of the site were fully described in the Environmental Impact Report produced by EIP Associates for the City of Petaluma (Appendix B). This report, as is normally the case with EIRs, dealt with conformity to the city's general plan, land use impacts, traffic and transportation problems, hazardous materials, impact on public services, potential for erosion and earthquake damage, possible effects on vegetation and wildlife, and air quality impacts. The general conclusion was that while a few problems needed to be addressed, there were no potential impacts so serious as to prevent construction of the permanent center. Most of the impacts listed ranged from "Insignificant" to "Moderate." With implementation of the suggested mitigation measures, all of the impacts fell within that range.

Access for the disadvantaged

11. *The off-campus center must facilitate access for the economically, educationally, and socially disadvantaged.*

The district plans to hire several counselors for the new center to accommodate financial aid, Extended Equal Opportunity Programs and Services, and general student needs. All counseling services will be coordinated with the Santa Rosa campus to assure that Petaluma students with special needs will be served as comprehensively as students attending the main campus. To augment this coordination the college has stated that:

> . . . terminals connected by telephone lines to the main frame computer in Santa Rosa will be installed to implement communications and registration between the two college communities. As the matriculation requirements are expanded, the staff will be increased to accommodate this program. Particular emphasis will be placed on recruitment of minorities, the underprivileged, the underprepared, and the re-entry adult.

The district will employ an additional counselor to meet the needs of disabled students, including counseling and financial aid advice, and to establish faculty awareness of the needs of the disabled student. Special equipment needs will also be satisfied, and liaisons with the city will be maintained to assure transportation access to the new center through a specially equipped van.

3 *Conclusions and Recommendations*

THE Sonoma County Junior College District has offered classes in the Petaluma Area since 1964 and has maintained a successful off-campus center since 1974. It has operated from its present leased location on the Sonoma County Fairgrounds in relocatable structures since 1979, and initiated a planning process for a permanent center at approximately the same time. That process, and the work of several planning committees, has now spanned almost nine years, during which time over 50 sites have been reviewed, 25 of them in some depth, and five in considerable depth. In addition, there has been a thorough review of the academic and vocational needs of the Petaluma community, a review that led to the creation of the academic master plan shown in Display 7 on page 12 above. Further, the district has purchased, from its reserves, a 40-acre site on Ely Road in northeast Petaluma at a cost of $800,000, and has also completed, with City of Petaluma approval, an environmental impact report that indicates no serious impediments to the center's construction. Estimated costs are $3.9 million for site development and $8.8 million for an initial complement of two buildings with 66,825 total assignable square feet.

As indicated below, all of the Commission's criteria have been satisfied, although the Marin Community College District expressed some concerns about the possible effect of the Petaluma Center on Indian Valley College in Novato, which currently operates as an off-campus center of Marin Community College.

In an attempt to resolve this problem, Chancellor's Office and Commission staff met with the Superintendents of each District and secured agreement for the recommendations shown in the following page. This agreement was stated on correspondence to the two districts (Appendix I) and confirmed by letters from Superintendents/Presidents Mikalson and Miller (Appendices J and K).

Conclusions

Based on the analysis contained in Chapter Two, and the agreement between the Marin and Sonoma districts, the Commission concludes as follows:

1. The enrollment projections provided by the Department of Finance indicate that the Petaluma Center has, and is expected to continue to have, sufficient enrollments to justify its existence.
2. The Sonoma District has considered a wide range of alternatives to constructing permanent facilities on the Ely Road site, and examined over 50 different parcels, many of them in considerable depth. The planning process has spanned almost 9 years, and fully meets the requirements of the Commission's second criterion.
3. The district has consulted with neighboring community colleges and with Sonoma State University, and both Sonoma State and Napa Valley indicated at an early stage in the planning process that they foresaw no negative effects arising from the Petaluma Center. The Marin District has also agreed to the recommendations contained in this report.
4. The district's needs study, with related documentation, has fully described the courses and programs to be offered at the proposed center. Also, strong local interest in the center has been evidenced by a gradual increase in enrollment over the past nine years, an increase that should continue with the construction of attractive permanent facilities. Criteria 4 and 9 have therefore been satisfactorily addressed.
5. Criterion 10 requires the district to fully describe the physical, social, and demographic characteristics of the location proposed. This has been accomplished comprehensively in the needs study, the environmental impact report, and supporting documentation.

6. Criterion 11 requires that the proposed center must facilitate access for disadvantaged students, and it is clear not only that the district is already doing so, but that it will continue to do so in the future.

Recommendations

The Commission recommends that:

1. **The temporary Petaluma Center, currently in operation at the Sonoma County Fairgrounds, be replaced with a permanent facility on the Ely Road site currently owned by the Sonoma County Junior College District.**

2. **The Sonoma County Junior College District become eligible for capital outlay funding for the permanent Petaluma Center as of the 1989-90 fiscal year.**

3. **The Sonoma County Junior College District request the Population Research Unit of the Department of Finance to update their 1985 enrollment projection for the Petaluma Center based on the most recent population and enrollment data for Sonoma County and the Petaluma Center, respectively.**

4. **The Sonoma County Junior College District not offer classes at the permanent Petaluma Center on Ely Road prior to the Fall of 1992.**

5. **A Liaison Committee consisting of representatives from the Sonoma County Junior College District and the Marin Community College District be created, and meet at times convenient to its members, for the following purposes:**

   a. **To discuss and agree on procedures through which officials of each district may make recruiting contacts in neighboring districts;**

   b. **To eliminate unnecessary program duplication between districts, and to improve articulation wherever possible;**

   c. **To agree on enrollment levels at the new Petaluma Center and at Indian Valley College, and to assure that neither facility will adversely affect the economy of operation of the other. In establishing enrollment levels at the new Petaluma Center, the revised Department of Finance projections shall be considered fully.**

6. **If agreement cannot be reached on the above subjects, staff from the Chancellor's Office of the California Community Colleges shall endeavor to mediate any unresolved issues. Staff from the California Postsecondary Education Commission shall assist in such mediation if requested to do so by the Chancellor's Office.**

Appendix A

Guidelines and Procedures for the Review of New Campuses and Off-Campus Centers

NOTE: The following material is reproduced from Report 82-34 of the California Postsecondary Education Commission, which the Commission adopted on September 20, 1982.

Preface

It has been many years since a new campus was authorized for either the University of California or the California State University, and it is not anticipated that any will be proposed in the immediate future. In the past five years, the only authorized new campuses have been Orange County Community Colleges. Off-campus centers, however, continue to be proposed from time to time, and it is probable that some new centers will be offered for Commission review and recommendation in the future.

In April of 1975, the Commission adopted policies relating to the review of new campuses and centers, and revised those policies in September of 1978. The purpose was to provide the segments with specific directions whereby they could conform to two *Education Code* sections. The first of these directs the Commission to review proposals for new campuses and off-campus centers of public postsecondary education and to advise the Legislature and the Governor on the need for and location of these new campuses and centers (*Education Code* 66903). The second states the Legislature's intent that no funds for the acquisition of sites or for the construction of new campuses and off-campus centers by the public segments be authorized without the Commission's recommendation.

The 1975 document -- and the 1978 revision -- outlined the Commission's basic assumptions under which the guidelines and procedures were developed, and specified the proposals subject to Commission review, the criteria for reviewing proposals, the schedule to be followed by the segments when they submit proposals, and the required contents of "Needs Studies." As experience was gained with the guidelines, it became clear that some confusion was generated by this format, and that some instructions appeared to be ambiguous or difficult to interpret. In addition, there was the problem of applying the guidelines to operations that had been started totally with non-State funds -- especially Community College off-campus centers initiated solely with local money -- a distinction of considerable substance prior to passage of Proposition 13, but less meaningful thereafter. In several cases, doubt arose as to whether an existing center had been previously recommended by the Commission or "grandfathered" in by being initiated before the guidelines were adopted. In other cases, although the Commission was notified, it took no action because no State money was involved or anticipated. When State funds were later requested, some districts acquired the mistaken impression that a favorable recommendation had been secured, and were surprised to learn that they had to participate in an extended review process with no assurance that State funds would be approved. The purpose of this document is to resolve the questions and ambiguities surrounding the original (1975) and updated (1978) guidelines. To that end -- although large sections remain virtually unchanged -- three major revisions are included:

1. The original guidelines stated that the Commission would review new off-campus centers "that will require either State or local funding for acquisition, remodeling or construction, and/or (2) those planned for use for three or more years at a given location, and which (a) will offer courses in two or more certificate and/or degree pro-

grams, and/or (b) will have a headcount enrollment of 500 or more."

The revised guidelines included in this document specify the need for review and recommendation only for operations "that will require State funding for construction, acquisition, remodeling, or lease. Those operations involving no State funds may be considered by the Commission for review and recommendation, but are reported primarily for inventory purposes." The location, program, and enrollment criteria are removed from the guidelines, leaving State funding the sole condition for requiring the Commission's recommendation. Review requirements for centers which have been in existence for several years at the time State funds are requested are specified below.

2. The original guidelines contained both "Criteria" for reviewing new proposals and a section entitled "Content of Needs Study" which was largely repetitive. In this document, the latter section has been subsumed under an expanded "Criteria" section.

3. The time schedules in the original guidelines and procedures were inconsistent between the four-year segments and the Community Colleges. This revision attempts to make the schedules more consistent for all segments.

Without question, the most difficult problem surrounding the Commission's role in the review of new campuses and off-campus centers concerns operations started without State money but needing State money at a later date. Obviously, it is impossible to ignore the fact that such operations exist, but at the same time, the Commission cannot allow prior existence to constitute a higher priority for State funds than would be accorded a proposal for a completely new facility. Were existing campuses and centers given such a priority, it could encourage the segments to "seed" new operations from non-State sources on the assumption that State money could be obtained more easily later. Accordingly, the Commission must regard any request for State funds, whether for an existing or new campus or center, as being applicable to a new operation. Thus, while these guidelines and procedures require Commission review and recommendation only for State-funded operations, the Commission strongly suggests that any segment anticipating the need for State funds later take steps to secure the Commission's favorable recommendation at the earliest possible time. If such steps are taken, it should be possible to avoid denying funds to an existing center.

Although these guidelines and procedures are directed to public postsecondary education, the Commission invites and encourages the independent colleges and universities and the private vocational schools to submit their proposals for new campuses and off-campus centers to the Commission for review, thus facilitating the statewide planning activities of the Commission. This invitation to the independent segment was first extended by the Commission on April 14, 1975, at the time these guidelines and procedures were first approved. A similar invitation was extended on March 17, 1980, with respect to degree programs to be offered at off-campus locations (*Degrees of Diversity: Off-Campus Education in California*, California Postsecondary Education Commission Report No. 80-5, p. 100).

Assumptions basic to the development of guidelines and procedures for Commission review of proposals for new campuses and off-campus centers

The following assumptions are considered to be central to the development of a procedure for Commission review of proposals for new campuses and off-campus centers.

- The University of California and the California State University will continue to admit every eligible undergraduate applicant, although the applicant may be subject to redirection from the campus of first choice.

- The University of California plans and develops its campuses on the basis of statewide need.

- The California State University plans and develops its campuses on the basis of statewide needs and special regional considerations.

- The California Community Colleges plan and develop their campuses and off-campus centers on the basis of open enrollment for all students capable of benefiting from the instruction and on the basis of local needs.

- Planned enrollment capacities are established for and observed by all campuses of public postsecondary education. These capacities are determined on the basis of statewide and institutional economies, campus environment, limitations on campus size, program and student mix, and internal organization. Planned capacities are established by the governing boards of Community College districts (and reviewed by the Board of Governors of the California Community Colleges), the Trustees of the California State University, and the Regents of the University of California. These capacities are subject to review and recommendation by the Commission.

Proposals subject to Commission review

New campuses

The Commission will review proposals for all new campuses of the University of California, the California State University, and the California Community Colleges.

New off-campus centers

For the purposes of this section, "State funds" are defined as any and all monies from State General Fund appropriations and/or property tax revenues.

University of California and California State University: The Commission is concerned with off-campus educational operations established and administered by a campus of either segment, the central administration of either segment, or by a consortium of colleges and/or universities sponsored wholly or in part by either of the above. Operations that are to be reported to the Commission for review are those which will provide instruction in programs leading to degrees, and which will require State funding for construction, acquisition, remodeling, or lease. Those that involve funding from other than State sources may be considered by the Commission for review and recommendation, but need be reported only as part of the Commission's *Inventory of Off-Campus Facilities and Programs* (*Education Code* Sec. 66903[13]).

California Community Colleges: The Commission is concerned with off-campus operations established and administered by an existing Community College, a Community College district, or by a consortium of colleges and universities sponsored wholly or in part by either of the above. Operations to be reported to the Commission for review and recommendation are those that will require State funding (as defined above) for construction, acquisition, remodeling, or lease. Those operations not involving State funds may be considered by the Commission for review and recommendation, but need be reported only as part of the Commission's *Inventory of Off-Campus Facilities and Programs*.

Consortia: When a consortium involves more than one public segment, or a public and the independent segment, one of those segments must assume primary responsibility for presenting the proposal to the Commission for review.

All Proposals: All off-campus operations must be reported to the Commission, either through the requirements of these guidelines and procedures, or through the *Inventory of Off-Campus Facilities and Programs*. Any off-campus center established without State funds will be considered to be a new center as of the time State funds are requested for construction, acquisition, remodeling, or lease.

Criteria for reviewing proposals

All proposals for new campuses and off-campus centers required by these guidelines to be submitted by any segment of higher education in California must include a comprehensive "Needs Study." This study must satisfy all of the criteria specified below, and will constitute the basis for the Commission's evaluation of proposals. As noted in the Preface, all first-time requests for State funds will be considered as applying to new operations, regardless of the length of time such campuses or centers have been in existence.

Criteria for reviewing new campuses

1. Enrollment projections should be sufficient to justify the establishment of the campus. For the proposed new campus, and for each of the existing campuses in the district or system, enrollment projections for each of the first ten years of operation, and for the fifteenth and twentieth years, must be provided. For an existing campus, all previous enrollment experience must also be provided. Department of Finance enrol-

lment projections must be included in any needs study.

2. Alternatives to establishing a campus must be considered. These alternatives must include: (1) the possibility of establishing an off-campus center instead of a campus; (2) the expansion of existing campuses; and (3) the increased utilization of existing campuses.

3. Other segments, institutions, and the community in which the campus is to be located must be consulted during the planning process for the new campus. Strong local or regional interest in the proposed campus must be demonstrated.

4. Statewide enrollment projected for the University of California should exceed the planned enrollment capacity of existing University campuses. If statewide enrollment does not exceed the planned enrollment capacity for the system, compelling statewide needs for the establishment of the new campus must be demonstrated.

5. Projected statewide enrollment demand on the California State University system should exceed the planned enrollment capacity of existing State University campuses. If statewide enrollment does not exceed the planned enrollment capacity for the system, compelling regional needs must be demonstrated.

6. Projected enrollment demand on a Community College district should exceed the planned enrollment capacity of existing district campuses. If district enrollment does not exceed the planned enrollment capacity of existing district campuses, compelling local needs must be demonstrated.

7. The establishment of a new University of California or California State University campus must take into consideration existing and projected enrollments in the neighboring institutions of its own and of other segments.

8. The establishment of a new Community College campus must not reduce existing and projected enrollments in adjacent Community Colleges -- either within the district proposing the new campus or in adjacent districts -- to a level that will damage their economy of operation, or create excess enrollment capacity at these institutions, or lead to an unnecessary duplication of programs.

9. Enrollments projected for Community College campuses must be within a reasonable commuting time of the campus, and should exceed the minimum size for a Community College district established by legislation (1,000 units of average daily attendance [ADA] two years after opening).

10. The programs projected for the new campus must be described and justified.

11. The characteristics (physical, social, demographic, etc.) of the location proposed for the new campus must be included.

12. The campus must facilitate access for the economically, educationally, and socially disadvantaged.

Criteria for reviewing new off-campus centers

1. Enrollment projections should be sufficient to justify the establishment of the new off-campus center. Five-year projections must be provided for the proposed center, with enrollments indicated to be sufficient to justify its establishment. For the University of California and the California State University, five-year projections of the nearest campus of the segment proposing the center must also be provided. For the Community Colleges, five-year projections of all district campuses, and of any other campuses within ten miles of the proposed center, regardless of district, must be provided. When State funds are requested for an existing center, all previous enrollment experience must also be provided. Department of Finance enrollment estimates must be included in any needs study.

2. The segment proposing an off-campus center must submit a comprehensive cost/benefit analysis of all alternatives to establishing the center. This analysis must include: (1) the expansion of existing campuses; (2) the expansion of existing off-campus centers in the area; (3) the increased utilization of existing campus and off-campus centers; and (4) the possibility of using leased or donated space in instances where the center is to be located in facilities proposed to be owned by the campus.

3. Other public segments and adjacent institutions, public or private, must be consulted during the planning process for the new off-campus center.

4. Programs to be offered at the proposed center must meet the needs of the community in which the center is to be located. Strong local or regional interest in the proposed facility must be demonstrated.

5. The proposed off-campus center must not lead to an unnecessary duplication of programs at neighboring campuses or off-campus centers, regardless of segment or district boundaries.

6. The establishment of University and State University off-campus centers should take into consideration existing and projected enrollment in adjacent institutions, regardless of segment.

7. The location of a Community College off-campus center should not cause reductions in existing or projected enrollments in adjacent Community Colleges, regardless of district, to a level that would damage their economy of operation, or create excess enrollment capacity, at these institutions.

8. The proposed off-campus center must be located within a reasonable commuting time for the majority of residents to be served.

9. The programs projected for the new off-campus center must be described and justified.

10. The characteristics (physical, social, demographic, etc.) of the location proposed for the new off-campus center must be included.

11. The off-campus center must facilitate access for the economically, educationally, and socially disadvantaged.

Schedule for submitting proposals for new campuses and off-campus centers

The basic intent of the time schedule for submitting proposals to establish new campuses and off-campus centers is to involve Commission staff early in the planning process and to make certain that elements needed for Commission review are developed within the needs study described previously in these guidelines and procedures.

The schedules suggested below are dependent upon the dates when funding for the new campus or off-campus center is included in the Governor's Budget and subsequently approved by the Legislature. Prior to the date of funding, certain events must occur, including: (1) a needs study to be authorized and conducted with notification to the Commission; (2) district and/or system approval of the proposed campus or off-campus center; (3) Commission review and recommendation; (4) budget preparation by segmental staff; (5) segmental approval of the budget; (6) Department of Finance review for inclusion in the Governor's Budget; (7) consideration by the Legislature; and (8) signing of the budget bill by the Governor.

Specific schedules are suggested below for all proposals for new campuses and off-campus centers requiring State funds for construction, acquisition, remodeling, or lease. As noted previously, however, the Commission may review proposals for new campuses and off-campus centers, regardless of the source of funding. This may require revisions in the suggested schedules. Therefore, the specific timetables outlined below should be considered as guidelines for the development of proposals and not deadlines. However, timely Commission notification of, and participation in the needs study, is important, and will be a factor considered in the Commission's review of proposals.

Schedule for new campuses

University of California and California State University

1. Needs study authorized by the Regents of the University of California or by the Trustees of the California State University, with notification to the Commission (30 months before funding).

2. Needs study conducted by segmental staff with appropriate participation by Commission staff (29-19 months before funding).

3. Regents or Trustees approve new campus (18 months before funding).

4. Approval review by the California Postsecondary Education Commission (17-15 months before funding).

5. Budget preparation by segmental staff (14-11 months before funding).

6. Budget approval by Regents or Trustees (10 months before funding).
7. Review by the Department of Finance (9-7 months before funding).
8. Consideration by the Legislature (6-0 months before funding).
9. Funding.

California Community Colleges

1. Needs study authorized by the local district board with notification to the Board of Governors and the Commission (32 months before funding).
2. Needs study conducted by the district staff with appropriate participation by staff from the Board of Governors and the Commission (31-21 months before funding).
3. Local board approves campus (20 months before funding).
4. Approval review by the Board of Governors (19-18 months before funding).
5. Approval review by the California Postsecondary Education Commission (17-16 months before funding).
6. Budget preparation by the Board of Governors' staff and the Department of Finance review (15-3 months before funding).
7. Consideration by the Legislature (3-0 months before funding).
8. Funding.

Schedule for new off-campus centers

University of California and California State University

1. Needs study authorized by the segment with notification to the Commission (12 months before funding).
2. Needs study conducted by segmental staff with appropriate participation by Commission staff (11-9 months before funding).
3. Regents or Trustees approve new off-campus center (9 months before funding).
4. Review by the California Postsecondary Education Commission (8-6 months before funding).
5. Budget preparation by segmental staff (8-6 months before funding).
6. Review by the Department of Finance (6-3 months before funding).
7. Consideration by the Legislature (3-0 months before funding).
8. Funding.

California Community Colleges

1. Needs study authorized by local district board with notification to the Board of Governors and the Commission (18-16 months before funding).
2. Needs study conducted by district staff with appropriate participation by staff from the Board of Governors and the Commission (15-13 months before funding).
3. Local board approves off-campus center (12-11 months before funding).
4. Needs study submitted to the Board of Governors (9 months before funding).
5. Approval review by the Board of Governors (9 months before funding).
6. Needs study submitted to the California Postsecondary Education Commission (8 months before funding).
7. Approval review by the California Postsecondary Education Commission (8-6 months before funding).
8. Budget preparation by the Board of Governors and review by the Department of Finance (6-3 months before funding).
9. Consideration by the Legislature (3-0 months before funding).
10. Funding.

Appendix B

Executive Summary of the Petaluma Center Environmental Impact Report

PETALUMA CENTER
SANTA ROSA JUNIOR COLLEGE

DRAFT
ENVIRONMENTAL IMPACT REPORT
SCH #85102912

June, 1987

Prepared For
THE CITY OF PETALUMA

Prepared By
EIP ASSOCIATES
319 Eleventh Street
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EIP 85.174

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INTRODUCTION

PURPOSE OF ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) addresses the proposed Petaluma Center, Santa Rosa Junior College project. An Initial Study was conducted by the City of Petaluma, Community Development and Planning Department, on October 25, 1985, to determine if the project would have a significant impact on the environment (refer to Appendix A).

Based on the findings of the Initial Study, it was determined that a full EIR should be prepared for the project. Accordingly, this EIR has been prepared to meet the requirements of the California Environmental Quality Act (1970) and State EIR Guidelines as amended, June, 1986.[1] The purpose of the EIR is to enable the City of Petaluma, acting as Lead Agency, and the general public to evaluate the project's effect on the environment, to examine and institute methods of mitigating any adverse impacts should the project be approved and to consider alternatives to the project as proposed. Each technical section of the EIR includes a discussion of the setting, which is a description of the environment in the vicinity of the proposed project before construction. The setting is discussed from local and regional perspectives as appropriate, to the subject category evaluated. The impacts of the project are derived by determining the way the project would affect, alter or change the existing environment. The discussion of impacts extends from the project site to areas off the project site to a point where the impacts become insignificant.

The EIR will be considered by officials of the City of Petaluma prior to any decision being made on the Petaluma Center project. Certification of the Final EIR by the Petaluma City Council does not grant any approvals to the project. The merits of the project will be considered by the City Council after certification of the EIR.

A Notice of Preparation indicating that the City of Petaluma would be Lead Agency in the preparation of an EIR for the project was issued in October of 1985.

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[1]State of California, Office of Planning and Research, CEQA: The California Environmental Quality Act, Statutes and Guidelines, June, 1986.

1. SUMMARY

1.1 DESCRIPTION OF THE PROJECT

The Sonoma County Junior College District (referred to as the District in this EIR), plans to construct the Petaluma Center, Santa Rosa Junior College. The goal of the District is to develop a Junior College Center in the east Petaluma area on a 40 acre site fronting Ely Boulevard in response to the existing and anticipated need of the student population within the greater Petaluma area. The new Center would allow for the consolidation of existing District educational facilities currently located at the Petaluma Fairgrounds and at several public schools in the area. It is anticipated that the majority of students would commute to the Center by car, and most would be nighttime students.

It is the intent of the District to develop the Petaluma Center over a period of about 20 years with initial construction beginning in 1990. Phase I would consist of a Main Building (General Purpose) and a Multi-Purpose/Theatre Arts Building. The total, completed Center would consist of nine structures from one to four stories in height with a total building floor area of about 195,000 gross square feet.

Courses anticipated to be taught at the Center would essentially be those already taught at District facilities in Petaluma and include physical education, accounting and data processing, business, natural sciences, art, and consumer/family studies. The Center would also provide a library/learning resource center, general purpose classrooms, instructional offices, student services, administrative offices, bookstore and food service. Parking requirements are estimated at 1,260 spaces based on the conclusion that the maximum number of students that would be at the Center at any one time would be 25% of the total enrollment. The District has projected that the Petaluma Center enrollment would be 3,350 by the year 1995, 4,175 by the year 2000, and 5,000 by the year 2005.

	LEVEL OF SIGNIFICANCE[1]	
	Without Mitigation	With Mitigation
1.2 IMPACTS AND MITIGATION MEASURES		
1.2.1 PLANNING AND RELATIONSHIP TO PLANS		
IMPACT		
The project site General Plan land use designation is Public and Institutional and would be prezoned and rezoned as part of the annexation process to the City of Petaluma for use as a collegiate instructional facility.	Insignificant	
The project site is within the development constraint area because about 75% of the project site is above the 60' contour which limits adequate water service.	Low	
MITIGATION		
No mitigation measures are established for Planning and Relationship to Plans.		
1.2.2 LAND USE		
IMPACT		
The project would convert 40 acres of agricultural land into an urban land use.	Low	
MITIGATION		
Since the Petaluma General Plan Land Use Map, designates the project site as Public and Institutional, which is consistent with an educational facility, no mitigation measures are proposed for the project respecting the conversion of land use.		
IMPACT		
The project's two entry ways intersecting Ely Boulevard would require the relocation of a minimum of two electrical distribution line wood poles.	Low	Insignificant

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
MITIGATION		
In accordance with City policy, the electrical distribution line along the west margin of the project site should be investigated for potential undergrounding to improve visual conditions of the setting.		
1.2.3 TRAFFIC AND TRANSPORTATION		
IMPACT		
Added traffic volumes along Ely Boulevard, especially at intersections with E. Washington St., Corona Road and Old Redwood Highway.	Moderate	Low
MITIGATION		
Support efforts to build a new interchange at US 101 and Rainier Avenue.		
Widen Ely Boulevard to four lanes and provide turning lanes into the site that extend beyond the site frontage.		
Support other efforts to obtain road improvements in the project area as called for in the Petaluma General Plan (e.g. Corona Road, Rainier Avenue and Old Redwood Highway improvements).		
IMPACT		
Vehicles making turns from Ely Boulevard north onto Old Redwood Highway may encounter long delays.	Significant	Low
MITIGATION		
Signalize the Ely boulevard/Old Redwood Highway intersection when warranted.		
IMPACT		
Vehicles exiting the site may encounter delays plus the potential hazards of turning across high speed traffic on Ely Boulevard.	Moderate	Low

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
MITIGATION Signalize the project's south driveway on Ely Boulevard when CALTRANS warrants are satisfied, based on hourly traffic counts (expected when the Center is completed and fully occupied).		
IMPACT The number of parking spaces proposed for the project may be inadequate.	Significant	Low
MITIGATION Stripe half of all parking spaces for compact cars (students typically drive smaller than average cars). Reserve land for a contingency parking overflow area.		
IMPACT Bicycle traffic may use Ely Boulevard to reach the Center.	Moderate	Low
MITIGATION Provide a striped bike lane along Ely Boulevard.		
IMPACT The intersection of the Center "crescent" drive and Center loop road would encourage potentially unsafe turns.	Significant	Low
MITIGATION Redesign the intersection so that crescent drive intersects the loop road as close to a 90 degree angle as possible (but in no case less than 70 degrees).		
IMPACT There are no transit stops near the proposed Center..	Moderate	Low

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
MITIGATION		
Provide bus pads and bus shelters on Ely Boulevard adjacent to the Center. Request Golden Gate Transit to stop at the Petaluma Center. Request County Transit and Petaluma Municipal Transit to extend service to the site.		
1.2.4 VISUAL QUALITY		
IMPACT		
The project, in conjunction with cumulative development in the east Petaluma area, would contribute to converting a rural to semi-rural landscape into an urban landscape.	Moderate	Moderate
MITIGATION		
To reflect rural Petaluma building types, building roof forms and colors will be designed to respect roof structures as found on barns and agricultural buildings. The intent would not be to copy the design of agricultural buildings, but to retain a rural theme in project architectural design.		
Larger structures will have lower one and two-story elements at the structure perimeter to reduce apparent building height and mass.		
A specialist in lighting design should be consulted to determine light source locations, light intensities and type of light source that would be adequate for safety, but minimize the effects on nighttime views. An objective would be to avoid glare and point sources of light interfering with the vision of motorists and area residents during nighttime hours.		
1.2.5 HAZARDOUS MATERIALS		
IMPACT		
Laboratories for chemistry and life science classes could generate potentially hazardous materials from the use of hazardous substances.	Moderate	Low

	LEVEL OF SIGNIFICANCE[1]	
	Without Mitigation	With Mitigation
MITIGATION		
Drains, piping and fittings in laboratories should be of corrosion resistant material. Fume hood stacks should be located to minimize the exposure of adjacent buildings to fume hood emissions.		
A safety committee and safety officer will be responsible for the handling of all hazardous wastes generated at the campus. Additionally, Envirotech, the City's sewer treatment plant operator, should review the project plans and proposed operations prior to construction to prescribe limitations on the types and amounts of waste to be disposed of and the need of any traps required to separate certain materials from the sewage.		
1.2.6 PUBLIC SERVICES		
POLICE		
IMPACT		
The Petaluma Police Department anticipates that initially one officer and necessary equipment would need to be added to the force. As enrollments increase, two more officers and equipment could be required by project buildout.	Moderate	Moderate
MITIGATION		
The District plans to provide on-site security to reduce demands upon the Police Department and ensure safety at the Center. Initially, this would involve one to two sworn personnel per shift and several supervised cadets from the Center's Criminal Justice Program. Security staff would be expanded as enrollments grew. Buildings would be protected with computer alarm systems.		
Outdoor lighting would be provided for surveillance and security.		

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
FIRE AND AMBULANCE		
IMPACT		
No additional fire protection resources would be required. The response times for both fire and ambulance service would be two minutes and four minutes, respectively.	Insignificant	Insignificant
MITIGATION		
Adequate water pressure for fire fighting would need to be secured. Project buildings would need to conform with the Petaluma Fire Code.		
PARKS AND RECREATION		
IMPACT		
There would be no apparent increase (or decrease) in the demand for Petaluma park and recreation facilities or services resulting from the project.	Insignificant	
SCHOOLS		
IMPACT		
There would be no apparent increase in the demand for school facilities or services in Petaluma. The project would add to the educational resources of Petaluma.	Insignificant	
SOLID WASTE		
IMPACT		
The project would initially generate 137 tons per year of solid waste, which would increase to 343 tons per year at buildout in the year 2005. This would represent an increase of 0.04% and 0.1% respectively over the current waste disposal at the Central Sonoma County Landfill, and reduce the life length of the landfill by one day.	Insignificant	Insignificant
MITIGATION		
Reduce solid waste bulk through the use of compactors and participate in any recycling programs that occur in the project area.		

	LEVEL OF SIGNIFICANCE[1]	
	Without Mitigation	With Mitigation
1.2.7 UTILITIES		
WATER		
IMPACT		
The project's demand for water would be 0.23% of total anticipated demand for Zone I in the year 2010.		
Serving project facilities above 60 feet in elevation would require the construction of Zone IV.		
Cumulative development including the proposed project could trigger the need for additional storage capacity in Zone I.		
The project would consume less water than if the project site were developed with residential land uses.	Insignificant	Insignificant
MITIGATION		
The District would pay the costs of all on- and off-site improvements required to specifically serve the proposed project.		
The City would pay the costs of any systemwide improvements such as construction of Zone IV and additional storage capacity in Zone I that may be required due to cumulative development including the proposed project. Such costs would be recovered by increased hookup fees for new development.		
The City and the District should coordinate the timing of service needs for elevations above 60 feet with the construction of Zone IV.		
Water conservation measures such as native drought resistant landscaping and low-flow plumbing fixtures should be used where possible to conserve overall water use in Zone I. Also, private wells for landscape irrigation may be approved by the City Engineer.		

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
SEWER		
SETTING		
As a college, the project would generate less wastewater than if developed with residential land uses.	Insignificant	Insignificant
MITIGATION		
The District would be required to pay for the extension of sewers to serve the project site, as well as hookup fees.		
NATURAL GAS, ELECTRICITY & COMMUNICATIONS		
IMPACT		
Sufficient resources exist to provide natural gas, electricity and communications to serve the project.	Insignificant	
MITIGATION		
No mitigation measures would be required (see 1.2.8, Energy).		
1.2.8 ENERGY		
IMPACT		
Annual energy consumption of the project would amount to about 34 billion at-source Btu, the equivalent of about 6,070 barrels of oil.	Low	Low
MITIGATION		
The project would be required to comply with Title 24 of the California Administrative Code regarding the consumption of energy.		
1.2.9 CULTURAL RESOURCES		
IMPACT		
Development of the project would have no adverse impacts on known cultural resources.	Low	Low

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
MITIGATION		
If archaeological remains are found during construction, work in the area of the find would be halted to allow an evaluation of the find and necessary mitigation determined.		
1.2.10 COSTS/REVENUES		
IMPACT		
Petaluma would incur costs for providing police services, creating a negative cost revenue balance estimated at about $61,000 annually at project inception (Phase I).	Moderate	Low
MITIGATION		
Financing options will be examined in the Specific Plan being prepared for the area. Property tax revenues from cumulative development in the project area would be expected to offset the increase in police costs for the proposed project and surrounding area.		
1.2.11 SOILS, GEOLOGY AND SEISMICITY		
IMPACT		
There would be an increase in the potential for erosion during and after construction.	Moderate	Low
MITIGATION		
Prepare an erosion and sediment control plan prior to project implementation describing temporary and permanent erosion control measures and a monitoring program to evaluate the plan's effectiveness.		
IMPACT		
There could be possible damage to structures because of site soil shrink-swell potential.	Significant	Low
MITIGATION		
Delineate all areas containing soils with shrink-swell potential and 1) export the soils, or 2) treat the soils to reduce shrink-swell potential, or 3) use pier foundations.		

	LEVEL OF SIGNIFICANCE[1] Without Mitigation	With Mitigation
IMPACT		
Groundshaking would occur during an earthquake. Building damage could result. Earthquake-induced settlement could occur resulting in building damage.	Significant	Low
MITIGATION		
Complete geotechnical site studies, provide seismic design of structures per ordinances and the Uniform Building Code to reduce the risk of earthquake damage.		
1.2.12 HYDROLOGY		
IMPACT		
Downstream sedimentation from runoff could incrementally increase turbidity and increase flood hazards in areas of sediment deposition.	Moderate	Low
MITIGATION		
Install temporary sediment collecting basins during construction. Implement an erosion/sediment control plan.		
IMPACT		
Downstream flooding potential could be increased by added runoff from project site after development.	Significant	Low
MITIGATION		
Use partially permeable pavers in parking areas and numerous small creek outfalls to increase infiltration opportunity. Consider on-site detention ponds and off-site facilities improvement in final drainage design. In-lieu fees also are an available option.		

	LEVEL OF SIGNIFICANCE[1]	
	Without Mitigation	With Mitigation
1.2.13 VEGETATION AND WILDLIFE		
IMPACT		
The project would increase habitat diversity on the site.		
The proposed riparian habitat along Capri Creek would be of limited habitat value.	Low	Low
MITIGATION		
Emphasize the use of native tree and shrub species in site landscaping so that plant materials may survive in the clay-like soils and provide food and cover for native wildlife species.		
1.2.14 AIR QUALITY		
IMPACT		
There would be no one-hour or eight-hour standard violations of carbon monoxide resulting from the project.	Insignificant	
1.2.15 NOISE		
IMPACT		
Traffic noise levels along Ely Boulevard between the south entry of the project site and East Washington Street would increase by about 4 dB, a just perceivable increase in noise levels.	Low	Insignificant
MITIGATION		
Construction of the Rainier Avenue/U.S. 101 interchange would distribute traffic more broadly on the local road network, thereby reducing traffic noise level increases.		

1.3 ALTERNATIVES

Alternatives to the proposed project studied included the No Project alternative wherein the potential impacts associated with the project would not occur, and existing educational facilities of the District would continue to operate at their existing locations for an unspecified period of time; Alternative Site Uses considering continued use of the site for agricultural purposes; and Alternative Project Locations considered by the Sonoma County Junior College District, all generally located within the east Petaluma area.

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[1] Insignificant, Low, Moderate or Significant.

As defined in Chapter 2.5 of the California Environmental Quality Act, Section 21068, "Significant Effect on the Environment means a substantial, or potentially substantial, adverse change in the environment." This subject is discussed further in Section 5 of this EIR, Unavoidable Significant Adverse Impacts.

"Low", "Moderate", and "Insignificant" are not defined in Section 21068, but are used in this document as terms to provide a frame of reference for the reader as to the magnitude and importance of the various impacts discussed. Accordingly, the following definitions, as used in this EIR are provided as follows.

Significant: Constitutes substantial and long-term alterations to existing environmental conditions.

Moderate: Constitutes less than substantial and not excessive apparent long or short-term alterations to existing environmental conditions (not a significant, low or insignificant impact).

Low: Constitutes minor or short-term alterations to existing environmental conditions (not a moderate or insignificant impact).

Insignificant: Constitutes no apparent alterations to existing environmental conditions.

Appendix C

Letter from Chancellor William G. Craig to
Sonoma County Junior College District
Superintendent/President Roy G. Mikalson, April 3, 1979

CALIFORNIA COMMUNITY COLLEGES
1020 12th STREET
SACRAMENTO, CALIFORNIA 95814
(916) 445-8752

April 3, 1979

Dr. Roy G. Mikalson
Superintendent/President
Sonoma County Junior College
District
1501 Mendocino Avenue
Santa Rosa, CA 95401

Dear Roy:

The materials your district submitted requesting approval of the Petaluma Center as an educational center has been received and determined to be in compliance with state statutes. Therefore, this letter constitutes approval of the Petaluma Center as an educational center as defined in Title 5, Section 51802(b).

As you know, facilities for the center are quite another matter. If and when state funds are contemplated, I suggest that you contact Ed Rodgers or Ray Slattery in our Facilities Planning Unit, phone (916) 445-8283.

Sincerely,

William G. Craig
Chancellor

WGC/mh

Appendix D

Letter from Chancellor Joshua L. Smith to
Director William H. Pickens, September 9, 1986

CHANCELLOR'S OFFICE

CALIFORNIA COMMUNITY COLLEGES
1107 NINTH STREET
SACRAMENTO, CALIFORNIA 95814
(916) XXXXXXX 322-4005

SEP 12 1986

September 9, 1986

Dr. William H. Pickens, Director
California Postsecondary Education Commission
1020 - 12th Street, 2nd Floor
Sacramento, California 95814

Dear Bill:

In anticipation of eventually requesting State support for site development and building construction at its Petaluma Center, the Sonoma County Community College District has asked this office to seek formal recognition of that center by the California Postsecondary Education Commission. As you are aware, such recognition is required in Education Code Section 66904 before State funds can be used for such site development or construction.

Petaluma Center was established three weeks after the April 1, 1974, cut-off date provided in Supplemental Language to the 1984-85 Budget Act allowing all centers in operation prior to that date to be "grandfathered in" as approved centers. Accordingly, Petaluma Center did not appear in the list of approved centers in the Commission's December 9, 1984, agenda item on this matter.

Former Chancellor Bill Craig gave this office's official recognition of the Petaluma Center in April 1979. No request was made at the time for Commission review and recommendation, since the district had no immediate plans for site development or construction. In fact, it was not deemed likely that any construction for the center would be needed until after 1990. The District still believes that it will be at least 1990 before it will need to seek State support for construction on the site. Nevertheless, it wishes to begin the process to ensure that when State support for site development and construction is sought, Commission recognition will have been granted.

Substantial documentation in support of a favorable recommendation by the Commission has been provided by the District. Copies of the District document entitled Petaluma Center Justification, June 1986 were sent to our Facilities Planning Section and to Bill Storey of your staff. That document contains a comprehensive needs analysis and serves as a primary resource document.

On July 8, 1986, a site review was conducted by Bill and by David Houtrouw of my staff. The District requested the site review prior to the purchase of a 40 acre permanent site with District funds so that both our agencies would be notified and have the opportunity to comment. No problems precluding the District's proposed purchase were identified.

If members of your staff need any additional information in support of this request, Dave Houtrouw is available to provide the required assistance.

Sincerely,

Josh

Joshua L. Smith
Chancellor

cc: Roy C. Mikalson
Curtis L. Groninga
James Meznek
Joseph Freitas

Appendix E

Letter from Curtis L. Groninga to
William L. Storey and David Houtrouw, July 11, 1986

Santa Rosa Junior College OFFICE OF ADMINISTRATIVE SERVICES

July 11, 1986

Dr. William L. Storey
Higher Education Specialist
California Postsecondary Education Commission
1020 12th Street
Sacramento, CA 95814

Mr. David Houtrouw
Facilities Planner
California Community Colleges
1107 Ninth Street
Sacramento, CA 95814

Dear Bill and Dave:

This letter serves as a multi-purpose document. First, Sonoma County Junior College District requests the California Postsecondary Education Commission's opinion as to the appropriateness of the 40-acre parcel (BEP Ranch property) as a community college educational center, which was reviewed by both of you on July 8, 1986. It is understood that, should the District acquire this property, it will submit to a further CPEC process in the Spring of 1987 to ascertain the appropriateness of future State funding of facilities as this site would be developed during the next decade and into the 21st century.

Secondly, I am enclosing requested materials as additional appendices to Sonoma County Junior College District's Petaluma Center Justification, which was provided to you in June, 1986.

The third, and perhaps most important, purpose of this letter is to extend my appreciation and gratitude to both of you, Bill and Dave, for the great care and attention which you gave our District in reviewing the proposed permanent location for the Petaluma Center. You both were extremely thorough in your research and provided appropriate and penetrating questions, which gave District personnel great confidence in the capabilities of those individuals reviewing this site for the State of California.

1501 Mendocino Avenue, Santa Rosa, CA 95401-4395 (707) 527-4432 • Sonoma County Junior College District

The following additional appendices material represents a response to the request for supplementary information.

APPENDIX U: This is a letter, dated July 9, from Mr. Ken Milam, Planning Director of the County of Sonoma, stating that the proposed use of the property is consistent with the County's 1978 General Plan. The County of Sonoma encourages the District to annex to the City of Petaluma.

APPENDIX V: This is the Sonoma County portion of the 1985 Association of Bay Area Governments (ABAG) Report on population growth. Of particular note are pages 203, 209, 210 and 212. Please remember that portions of the 1983 ABAG report are contained in Appendix E of our justification.

APPENDIX W: This is the Final Report of the Petaluma Center Site Selection Committee, dated December 10, 1984. It is important to note that the Site Selection Committee, consisting of private citizens, public officials and students, reviewed and analyzed in excess of 25 different pieces of property. The Final Report addresses the top five properties. The BEP Ranch property is parcel #136-120-01.

APPENDIX X: This is the Comparisons of Delivery Systems. Here the District provides a response to Title 5, Section 55831. In all respects, the proposed permanent location of the Petaluma Center is the best alternative serving the interest of Sonoma County residents.

APPENDIX Y: Three separate maps are provided. The first illustrates the location of the Bay Area California Community College District. The second provides the distances and travel times from the Petaluma Center. Please note that the justification for the Petaluma Center rests upon current and projected Sonoma County population. The third map is a Bay Area topographic relief map.

It is my personal belief that the Sonoma County Junior College District has provided appropriate and adequate information to greatly justify the need for finding a permanent home for the Petaluma Center. It is obvious that the District will need to expand its Petaluma Center program to meet the increasing demands of an expanded Sonoma County Junior College District population. Please remember that the site will be acquired with District funds and that the District is willing to participate in the State review process to qualify for future State construction monies. It is not anticipated that this site will become developed until the early 1990's.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Curtis L. Groninga
Associate Dean
Administrative Services

CLG:lj

Enc.

CC w/o Dr. Roy Mikalson
Mr. Brook Tauzer
Mr. William Wilber
Mr. Duane Blackwill

Appendix F

Letter from William L. Storey to
Curtis L. Groninga, August 12, 1986

STATE OF CALIFORNIA GEORGE DEUKMEJIAN, *Governor*
CALIFORNIA POSTSECONDARY EDUCATION COMMISSION
1020 TWELFTH STREET
SACRAMENTO, CALIFORNIA 95814
(916) 445-7933

August 12, 1986

Mr. Curtis L. Groninga
Associate Dean
Administrative Services
Santa Rosa Junior College
1501 Mendocino Avenue
Santa Rosa, CA 95401-4395

Dear Curt:

The purpose of this letter is to follow up on our telephone conversation of last week concerning your proposed purchase, with district funds, of a 40-acre parcel (BEP Ranch property) in Sonoma County near the City of Petaluma. In your letter of July 11, 1986, you asked for the Commission's "opinion as to the appropriateness (of that site) as a community college educational center."

In one important respect, your request is unique to our experience, since we have never been asked for an informal opinion concerning "appropriateness" prior to the formal submission of a request for State funds for site acquisition or construction. I understand fully that your request stems from a desire to involve the Commission at the earliest possible time, and to ensure that your planning process is as thorough and far sighted as possible. I also understand that it is not your intention to obtain from Commission staff a firm commitment to support definite projects built with State funds at such future time as you may request them. Quite obviously, we cannot make such a commitment, and cannot formally consider approving a center until we receive a written request from the Chancellery of the California Community Colleges, and approval by the Board of Governors.

With those caveats, I can advise you that, following a thorough review of the materials you submitted on June 4 and July 11, and after our site visit to the BEP Ranch property on July 8, I believe your plan to purchase the BEP Ranch site is appropriate and reasonable. This is not to say, of course, that future circumstances might not prompt the Commission to deny a request for <u>State funds</u> for construction. At present, however, I can see no insurmountable obstacles to your plans or "fatal flaws" in your documentation.

May I say in closing that I appreciated your hospitality on July 8 and your earnest efforts to involve Commission staff

in the early stages of your planning process. I believe the work you have done thus far to be competent and thorough, and I look forward to working with you in the future.

If I can be of further assistance, please let me know.

Sincerely,

William L. Storey
Higher Education Specialist

cc: William H. Pickens

Appendix G

Letter from President David W. Benson
to Valta Adger, October 26, 1987

63/64

SONOMA STATE UNIVERSITY

The President
707 664-2156

October 26, 1987

Ms. Valta Adger
California Postsecondary Education Commission
1020 Twelfth Street
Sacramento, CA 95814

Dear Ms. Adger:

I have been informed by President Roy Mikalson of Santa Rosa Junior College that the California Postsecondary Education Commission is reviewing the proposal for the development of the Petaluma Center of SRJC. He has asked me to comment on the impact such a center will have on Sonoma State University.

The Petaluma Center will provide additional access to college level education for students living in the region of Petaluma. I regard that as a positive influence since the college-going rate of students graduating from high schools in Sonoma County is still below the State's average rate. Santa Rosa has an excellent reputation and an outstanding financial assistance program; they will attract some additional students who might, otherwise, consider attending Sonoma State University. However, the overall effect on our University will be positive since the transfers should increase very quickly.

On balance, I regard the plan for the proposed center as a very positive step for the larger region. I endorse it and do not regard it as a negative factor for Sonoma State University.

Sincerely,

David W. Benson

cc: President Roy Mikalson

Appendix H

Letter from Superintendent/President William H. Feddersen to William L. Storey, March 4, 1988

67/68

Napa Valley College

Napa, California 94558
(707) 253-3360

Office of the President

March 4, 1988

Mr. William L. Storey
California Postsecondary
Education Commission
1020 Twelfth Street, Third Floor
Sacramento, California 95814

Dear Mr. Storey:

To follow up on our telephone conversation of this morning, I wish to confirm that the planned Petaluma Center of the Sonoma County Community College District wil not negatively impact on the enrollment of the Napa Valley Community College DIstrict.

Ninety-eight percent of our enrollment comes from Napa County, with most of the rest coming from Vallejo and surrounding communities to the south in Solano County.

Sincerely,

William H. Feddersen, Ed.D.
Superintendent and President

WHF:ad

cc: Dr. Roy Mikalson

Appendix I

Letter from William L. Storey
to Dr. Roy G. Mikalson, Superintendent/President,
Sonoma County Junior College District
and Dr. Myrna R. Miller, Superintendent/President,
Marin Community College, March 29, 1988

STATE OF CALIFORNIA
GEORGE DEUKMEJIAN, *Governor*
CALIFORNIA POSTSECONDARY EDUCATION COMMISSION
1020 TWELFTH STREET, THIRD FLOOR
SACRAMENTO, CALIFORNIA 95814-3985
(916) 445-7933

March 29, 1988

Dr. Roy G. Mikalson
Superintendent/President
Sonoma County Junior College District
1501 Mendocino Avenue
Santa Rosa, CA 95401-4395

Dr. Myrna R. Miller
Superintendent/President
Marin Community College
College Avenue
Kentfield, CA 94904

Dear Drs. Mikalson and Miller:

At our meeting at Santa Rosa Junior College on March 25, I promised to write to each of you with a summary of my understanding of the tentative agreements we reached. Assuming the items below are satisfactory, I trust you will correspond with me at your earliest convenience indicating your agreement so that I may prepare the final agenda item for the Postsecondary Education Commission's May 2 meeting that is scheduled to commence at 11 a.m. at the Hyatt Regency Hotel in Sacramento (12th and L Streets). I will forward a copy of the agenda item to each of you as soon as it is ready. I hope each of you, or your representative, will be able to attend.

My understanding of the conclusions we reached include the following:

1. References in the text of the Commission staff report, as well as in the conclusions and recommendations, will indicate that the Sonoma County Junior College District's proposal is to replace the existing Petaluma Center.

2. Commission staff will recommend to the Commission that the Petaluma Center proposal be approved for capital outlay funding beginning in the 1989-90 fiscal year.

3. The Sonoma County Junior College District will request the Population Research Unit of the Department of Finance to update their 1985 enrollment projection based on the most recent population and enrollment data for Sonoma County and the Petaluma Center, respectively.

4. The Sonoma County Junior College District will not offer classes at the new Petaluma Center prior to the Fall of 1992.

5. A Liaison Committee consisting of representatives from the Sonoma County Junior College District and the Marin Community College

District will be created, and meet at times convenient to its members, for the following purposes:

a. To discuss and agree on procedures through which officials of each district may make recruiting contacts in neighboring districts.

b. To eliminate unnecessary program duplication between districts, and to improve articulation wherever possible.

c. To agree on enrollment levels at the new Petaluma Center and at Indian Valley College, and to assure that neither facility will adversely affect the economy of operation of the other. In establishing enrollment levels at the new Petaluma Center, the revised Department of Finance projections shall be considered fully.

6. If agreement cannot be reached on the above subjects, staff from the Board of Governors and the Postsecondary Education Commission shall endeavor to mediate any unresolved issues.

According to my notes and recollections, the points noted above constitute the substance of our discussion on march 25. I should add that I have discussed this letter with David Houtrouw of the Chancellor's Office and that he is in agreement with its contents.

I would like to thank each of you very much for your understanding and cooperation in this matter, and I look forward to receiving your responses in the near future.

Sincerely,

William L. Storey
Assistant Director
Finance and Facilities

WLS:gr

Appendix J

**Letter from Myrna R. Miller,
President, Marin Community College
to William L. Storey, April 7, 1988**

Marin
Community
College
Kentfield, CA 94904
(415) 457-8811

April 7, 1988

William L. Storey
Assistant Director, Finance & Facilities
California Postsecondary Education Commission
1020 Twelfth Street, Third Floor
Sacramento, CA 95814

Dear Mr. Storey:

We have received your letter of March 29 summarizing the tentative agreement between the Sonoma County Junior College District and the Marin Community College District. We agree with the conclusions stated in your letter and I will be pleased to attend the CPEC meeting in Sacramento on May 2.

Thank you for handling the details of this agreement in preparation for the Commission's review of the matter.

Sincerely,

Myrna R. Miller
President

MRM:kc

Appendix K

Letter from Roy G. Mikalson
Superintendent/President, Santa Rosa Junior College
to William L. Storey, April 6, 1988

Santa Rosa Junior College OFFICE OF THE PRESIDENT

April 6, 1988

William L. Storey
Assistant Director
Finance and Facilities
California Postsecondary Education Commission
1020 Twelfth Street, Third Floor
Sacramento, CA 95814-3985

Dear Bill,

Thank you for such a timely summary of our March 25 meeting in my office. I gave Curt Groninga a copy to review; we agree that you have stated the conclusions as we had agreed.

Our only hesitation came with item c of #5 on "agree on enrollment levels," but I feel that this statement is clarified by the last sentence "In establishing enrollment levels at the new Petaluma Center, the revised Department of Finance projections shall be considered fully." That is fair and is as we agreed.

I thought the meeting went well and feel that Santa Rosa and Marin can cooperatively develop our two districts in north Marin and south Sonoma counties.

Again, I want to thank you and David Houtrouw for your interest in our center.

I'll see you May 2 at the Hyatt.

Sincerely,

Roy G. Mikalson
Superintendent/President

RGM:mv

1501 Mendocino Avenue, Santa Rosa, CA 95401 (707) 527-4431 • Sonoma County Junior College District

CALIFORNIA POSTSECONDARY EDUCATION COMMISSION

The California Postsecondary Education Commission is a citizen board established in 1974 by the Legislature and Governor to coordinate the efforts of California's colleges and universities and to provide independent, non-partisan policy analysis and recommendations to the Governor and Legislature.

Members of the Commission

The Commission consists of 15 members. Nine represent the general public, with three each appointed for six-year terms by the Governor, the Senate Rules Committee, and the Speaker of the Assembly. The other six represent the major segments of postsecondary education in California.

As of January 1988, the Commissioners representing the general public are:
Mim Andelson, Los Angeles
C. Thomas Dean, Long Beach, Chairperson
Henry Der, San Francisco
Seymour M. Farber, M.D., San Francisco
Lowell J. Paige, El Macero
Cruz Reynoso, Los Angeles, Vice Chairperson
Sharon N. Skog, Palo Alto
Thomas E. Stang, Los Angeles
Stephen P. Teale, M.D., Modesto

Representatives of the segments are:

Yori Wada, San Francisco; representing the Regents of the University of California

Claudia H. Hampton, Los Angeles; representing the Trustees of the California State University

Borgny Baird, Long Beach; representing the Board of Governors of the California Community Colleges

Harry Wugalter, Thousand Oaks; representing the Chairman of the Council for Private Postsecondary Educational Institutions

Kenneth L. Peters, Tarzana; appointed by the California State Board of Education

James B. Jamieson, San Luis Obispo; representing California's independent colleges and universities

Functions of the Commission

The Commission is charged by the Legislature and Governor to "assure the effective utilization of public postsecondary education resources, thereby eliminating waste and unnecessary duplication, and to promote diversity, innovation, and responsiveness to student and societal needs."

To this end, the Commission conducts independent reviews of matters affecting the 2,600 institutions of postsecondary education in California, including Community Colleges, four-year colleges, universities, and professional and occupational schools.

As an advisory planning and coordinating body, the Commission does not administer or govern any institutions, nor does it approve, authorize, or accredit any of them. Instead, it cooperates with other state agencies and non-governmental groups that perform these functions, while operating as an independent board with its own staff and its own specific duties of evaluation, coordination, and planning.

Operation of the Commission

The Commission holds regular meetings throughout the year at which it debates and takes action on staff studies and takes positions on proposed legislation affecting education beyond the high school in California. By law, the Commission's meetings are open to the public. Requests to address the Commission may be made by writing the Commission in advance or by submitting a request prior to the start of a meeting.

The Commission's day-to-day work is carried out by its staff in Sacramento, under the guidance of its executive director, William H. Pickens, who is appointed by the Commission.

The Commission publishes and distributes without charge some 40 to 50 reports each year on major issues confronting California postsecondary education. Recent reports are listed on the back cover.

Further information about the Commission, its meetings, its staff, and its publications may be obtained from the Commission offices at 1020 Twelfth Street, Third Floor, Sacramento, CA 95814; telephone (916) 445-7933.

PROPOSED CONSTRUCTION OF THE PETALUMA CENTER

OF SANTA ROSA JUNIOR COLLEGE

CALIFORNIA POSTSECONDARY EDUCATION COMMISSION
Report 88-25

ONE of a series of reports published by the Commission as part of its planning and coordinating responsibilities. Additional copies may be obtained without charge from the Publications Office, California Postsecondary Education Commission, Third Floor, 1020 Twelfth Street, Sacramento, California 95814-3985.

Recent reports of the Commission include:

88-7 Size, Growth, and Cost of Administration at the California State University: A Report Prepared by Price Waterhouse and MGT Consultants for the California Postsecondary Education Commission (February 1988)

88-8 Overview of the 1988-89 Governor's Budget for Postsecondary Education in California: Testimony by William H. Pickens, Executive Director, California Postsecondary Education Commission (March 1988)

88-9 Faculty Salaries in California's Public Universities, 1988-89: The Commission's 1987 Report to the Legislature and Governor in Response to Senate Concurrent Resolution No. 51 (1965) (March 1988)

88-10 Eligibility of California's 1986 High School Graduates for Admission to Its Public Universities: A Report of the 1986 High School Eligibility Study (March 1988)

88-11 Eligibility for Freshman Admission to the University of California: A Statement to the Regents of the University by William H. Pickens, Executive Director, California Postsecondary Education Commission, February 18, 1988 (March 1988)

88-12 Time to Degree in California's Public Universities: Factors Contributing to the Length of Time Undergraduates Take to Earn Their Bachelor's Degree (March 1988)

88-13 Evaluation of the California Academic Partnership Program (CAPP): A Report to the Legislature in Response to Assembly Bill 2398 (Chapter 620, Statutes of 1984) (March 1988)

88-14 Standardized Tests Used for Higher Education Admission and Placement in California During 1987: The Third in a series of Annual Reports Published in Accordance with Senate Bill 1758 (Chapter 1505, Statutes of 1984) (March 1988)

88-15 Update of Community College Transfer Student Statistics Fall 1987: University of California, The California State University, and California's Independant Colleges and Universities (March 1988)

88-16 Legislative Update, March 1988: A Staff Report to the California Postsecondary Education Commission (March 1988)

88-17 State Policy for Faculty Development in California Public Higher Education: A Report to the Governor and Legislature in Response to Supplemental Language in the 1986 Budget Act (May 1988)

88-18 to 20 Exploring Faculty Development in California Higher Education: Prepared forthe California Postsecondary Education Commission by Berman, Weiler Associates:

88-18 Volume One: Executive Summary and Conclusions, by Paul Berman and Daniel Weiler, December 1987 (March 1988)

88-19 Volume Two: Findings, by Paul Berman, Jo Ann Intili and Daniel Weiler, December 1987 (March 1988)

88-20 Volume Three: Appendix, by Paul Berman, Jo Ann Intili and Daniel Weiler, January 1988 (March 1988)

88-21 Staff Development in California's Public Schools: Recommendations of the Policy Development Committee for the California Staff Development Policy Study, March 16, 1988 (March 1988)

88-22 and 23 Staff Development in California: Public and Personal Investments, Program Patterns, and Policy Choices, by Judith Warren Little, William H. Gerritz, David S. Stern, James W. Guthrie, Michael W. Kirst, and David D. Marsh. A Joint Publication of Far West Laboratory for Educational Research and Development - Policy Analysis for California Education (PACE), December 1987:

88-22 Executive Summary (March 1988)

88-23 Report (March 1988)

88-24 Status Report on Human Corps Activities: The First in a Series of Five Annual Reports to the Legislature in Response to Assembly Bill 1820 (Chapter 1245, Statutes of 1987) (May 1988)

88-25 Proposed Construction of the Petaluma Center of Santa Rosa Junior College: A Report to the Governor and Legislature in Response to a Request for Capital Funds for a Permanent Off-Campus Center in Southern Sonoma County (May 1988)

ERIC CLEARINGHOUSE FOR
JUNIOR COLLEGES JUL 29 1988